

DEL NORTE COUNTY  
COASTAL  
LAND USE PLAN  
AND  
ZONING ORDINANCE

CERTIFIED AS LEGALLY ADEQUATE  
BY THE CALIFORNIA COASTAL  
COMMISSION ON 10/12/83

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DEL NORTE COUNTY LCP  
AND AMENDMENTS  
(BALANCE OF COUNTY SEGMENT)

## Title 21

### COASTAL ZONING

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21.02.010 Citation. The ordinance codified in Chapters 21.02 through 21.60 shall be known and cited as the "local coastal program zoning enabling ordinance of the county of Del Norte." Copies shall be available to the general public for a fee sufficient to cover cost of publication. (Ord. 83-03(part))

21.02.020 Adoption. There is adopted a local coastal program zoning enabling plan for the county of Del Norte, and certified by the California State Coastal Commission, state of California, as provided by law. (Ord. 83-03(part))

21.02.030 Purpose. This zoning plan is adopted to provide for the promotion and protection of the public health, safety, peace, morals, comfort, convenience, and general welfare, for the following more particularly specified purposes:

A. To assist in providing a definite plan of development for that portion of the county within the California Coastal Zone, and to guide, control and regulate the future

growth of the county, in accordance with the zoning plan and pursuant to the General Plan Coastal Element.

B. To protect the character and the social and economic stability of agricultural, residential, commercial, industrial, and other areas within the county, and to assure the orderly and beneficial development of such areas. (Ord. 83-03(part))

21.02.040 District establishment--Provision for legal procedure. The zoning enabling plan provides the necessary legal procedure for the future establishment of various districts within the unincorporated territory of the county; within such districts it is unlawful or lawful to erect, construct, alter or maintain certain buildings or to carry on certain trades or occupations or to conduct certain uses of land and/or buildings, and within which certain open spaces shall be required about future buildings, and consisting further of appropriate regulations to be enforced in such districts, all as set forth in Chapters 21.02 through 21.60. (Ord. 83-03(part))

21.02.050 District establishment--Initiation. Protective districts shall be established upon initiation by the board of supervisors, the planning commission, or upon initiation by a petition signed by one or more persons owning property in the area affected, and shall be according to the procedures provided in Chapter 21.50. (Ord. 83-03(part))

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21.04.010 Generally. For the purpose of the ordinance codified in Chapters 21.02 through 21.60, certain terms used are defined as follows:

All words used in the present tense include the future; all words in the plural number include the singular, unless the natural construction of the wording indicates otherwise. "Lot" includes "plot"; "building" includes "structure"; and "shall" is mandatory and not directory. "California Coastal Commission" means the commission and staff designated by the state of California to administer the California Coastal Act. "County" means the county of Del Norte, state of California; "board of supervisors" means the board of supervisors of the county of Del Norte, state of California; "planning commission" means the planning commission of the

county of Del Norte, state of California; and "county boundary" means the boundary of the county of Del Norte, municipality within Del Norte County. (Ord. 83-03(part))

21.04.015 Agricultural land, prime. "Prime agricultural land" consists of twenty acres or more in contiguous ownership which are actively used for the production of nursery crops, pasture crops, dairy products and/or livestock or which are Class I soils and/or quality for a rating of eighty and above on the storie index. (Ord. 83-03(part))

21.04.020 Agriculture. "Agriculture" means the tilling of the soil, the raising of crops, horticulture and viticulture, including all uses customarily incidental thereto for commercial purposes, but not including slaughterhouses, fertilizer yards, bone yards or plants for the reduction of animal matter or any other industrial use which is similarly objectionable because of noise, odor, smoke, dust or fumes. (Ord. 83-03(part))

21.04.030 Airport. "Airport" means the operation of any area of land or water designed and set aside for the landing and taking off of aircraft, but not including private agricultural operations. (Ord. 83-03(part))

21.04.040 Alley. "Alley" means public thoroughfare, not exceeding twenty feet in width, for the use of pedestrians and/or of vehicles which affords only a secondary means of access to abutting property. (Ord. 83-03(part))

21.04.050 Animal husbandry. "Animal husbandry" means the keeping of any or all livestock except hogs. (Ord. 83-03(part))

21.04.060 Apartment. "Apartment" means a room or suite or two or more rooms which is designed for, intended for and/or occupied by one family doing its cooking therein. (Ord. 83-03(part))

21.04.070 Apartment court. For "apartment court," see "dwelling group," Section 21.04.220. (Ord. 83-03(part))

21.04.080 Apartment house. For "apartment house," see "dwelling, multiple," Section 21.04.230. (Ord. 83-03(part))

21.04.090 Area, building site. "Building site area" means the total of the ground area of a building or buildings together with all yard spaces required by Chapters 21.08 through 21.48. (Ord. 83-03(part))



21.04.100 Automobile wrecking. For "automobile wrecking," see "wrecking yard," Section 21.04.860. (Ord. 83-03 (part))

21.04.110 Basement. "Basement" means a story wholly or partly underground and having at least one-half of its height below grade. A basement shall be counted as a story if the vertical distance from grade to the ceiling is over five feet. (Ord. 83-03 (part))

21.04.120 Block. "Block" means that property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or railroad right-of-way, or unsubdivided acreage, or a combination thereof. (Ord. 83-03 (part))

21.04.130 Building. "Building" means any structure having a roof supported by columns and/or by walls and intended for the shelter, housing and/or enclosure of any person, animal or chattel. When any portion thereof is completely separated from every other portion thereof by a masonry division or fire wall without any window, door or other opening therein, which wall extends from the ground to the upper surface of a roof at every point, then each such portion shall be deemed to be a separate building. (Ord. 83-03 (part))

21.04.140 Building, accessory. "Accessory building" means a subordinate building the use of which is incidental to that of the main building on the same parcel. In residential, residential-agricultural and rural-residential districts, the residence is the main building and the accessory building must be built after construction of the residence or at the same time as construction of the residence. Where the minimum lot size in these districts is less than three acres, the accessory building must meet the following criteria:

A. No single accessory building shall exceed one thousand square feet in area coverage.

B. The height of the accessory building shall not exceed sixteen feet as measured from the average ground level to the peak of the roof.

C. No person outside of the members of the family shall be employed within the accessory building.

D. Exceeding the above maximum dimensions shall only be allowed after the securing of a use permit. (Ord. 83-03 (part))

21.04.150 Building, main. "Main building" means a building in which is conducted the principal use of the lot upon which it is situated. In any R or RR district, any

dwelling shall be deemed to be a main building upon the lot upon which the same is situated. (Ord. 83-03(part))

21.04.160 Business or commerce. "Business or commerce" means the purchase, sale or other transaction involving the handling or disposition (other than is included in the term "industry" as defined in this chapter) of any article, substance or commodity for profit or livelihood, including, in addition, office buildings, offices, shops for the sale of personal services, garages, outdoor advertising structures, automobile camps, automobile courts, hotels and recreational or other enterprises conducted for profit. (Ord. 83-03(part))

21.04.170 Caretaker. "Caretaker" means any person who is on the premises only in the absence of the property owner, and all other persons, from the property to be cared for. He must provide manual labor and maintenance services for the owner to substantial physical improvements (buildings, equipment, crops on five acres or more, etc.). (Ord. 83-03(part))

21.04.177 Coastal Zone, California. "California Coastal Zone" means that area of the county under the jurisdiction of the California Coastal Act as set forth by Public Resources Code Section 30103 and as delineated by the Local Coastal Program prepared pursuant to the Act. (Ord. 83-03(part))

21.04.180 Court. "Court" means an open, unoccupied space on the same lot with a building or buildings and which is bound on two or more sides by such building or buildings, including the open space in a house court or court apartment providing access to the units thereof. (Ord. 83-03(part))

21.04.190 Coverage, lot or building. "Lot or building coverage" means that portion of the lot area covered by buildings. (Ord. 83-03(part))

21.04.195 Development. "Development" means on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any materials; change in the density or intensity of use of land, including, but not limited to subdivisions pursuant to the Subdivision Map Act, and any other division of land including lot splits; change in the intensity of use of water or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than

for agricultural purposes, kelp harvesting and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973. (Ord. 83-03 (part))

21.04.200 District. "District" means a portion of the unincorporated territory of the county within which certain uses of land, premises and buildings are permitted and certain other uses of land, premises and buildings are not permitted and within which certain yards and other open spaces are required and certain building site areas are established for buildings, all as set forth and specified in Chapters 21.02 through 21.60. (Ord. 83-03(part))

21.04.210 Duplex. "Duplex" means a two-family residence designed for or used exclusively for residence purposes by two families in separate housekeeping units. (Ord. 83-03(part))

21.04.220 Dwelling group. "Dwelling group" means a group of two or more detached or semidetached one-family or two-family residences or multiple dwellings occupying a parcel of land in one ownership and having any yard or court in common, including house courts and apartment courts, but not including automobile courts. (Ord. 83-03(part))

21.04.230 Dwelling, multiple. "Multiple dwelling" means a building or portion thereof used and/or designed as a residence for three or more families living independently of each other, and doing their own cooking in the building, including apartment houses, apartment hotels and flats, but not including automobile courts. (Ord. 83-03(part))

21.04.240 Employee, full-time. "Full-time employee" means a person working for a monetary wage or salary at least thirty-two hours per week. (Ord. 83-03(part))

21.04.248 Estuary. "Estuary" means a coastal water body usually semi-enclosed by land, but which has open, partially obstructed, or intermittent exchange with the ocean and in which ocean water is at least occasionally diluted by fresh water runoff from the land. (Ord. 83-03(part))

21.04.250 Family. "Family" means one or more persons occupying a premises and living as a single, nonprofit housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house. A "family" includes necessary servants. (Ord. 83-03(part))

21.04.260 Family, immediate. "Immediate family" means parents, children, brothers or sisters of either the property owner or spouse of the property owner. (Ord. 83-03 (part))

21.04.265 Farmed wetlands. "Farmed wetlands" means wetland areas which are grazed, planted or cut for forage during parts of the year. (Ord. 83-03(part))

21.04.270 Front wall. "Front wall" means the wall of the building or other structures nearest the street upon which the building faces but excluding certain architectural features as specified in Section 21.46.090. (Ord. 83-03 (part))

21.04.280 Garage, private. "Private garage" means an accessory building or portion of the main building designed and/or used for the shelter or storage of vehicles which are associated with residential use by the occupants of the main building. (Ord. 83-03(part))

21.04.290 Garage, public. "Public garage" means any premises, except those herein defined as private or storage garage, used for the storage and/or care of the self-propelled vehicles, or where any such vehicles are equipped for operation or repair, or kept for remuneration, hire or sale. (Ord. 83-03(part))

21.04.300 Garage, storage. "Storage garage" means any premises, except those herein defined as a private garage, used exclusively for the storage of self-propelled vehicles. (Ord. 83-03(part))

21.04.310 Guest room. "Guest room" means a room which is intended, arranged or designed to be occupied or which is occupied by one or more guests, but in which no provision is made for cooking and not including dormitories for sleeping purposes. Residential noncommercial guest rooms shall be within or attached to the principal residence and shall be a part of the residential utility (sewer, electric, etc.) service lines. (Ord. 83-03(part))

21.04.320 Height of building. "Height of building" means the vertical distance from the average level of the highest and lowest point of the portion of the lot covered by the building, to the highest point of the building. (Ord. 83-03(part))

21.04.330 Home occupations. "Home occupations" means a use conducted entirely within a dwelling by the inhabitants thereof which use is clearly incidental and secondary

to the use of the property for dwelling purposes and does not change the character thereof and which use:

A. Is confined within the dwelling and occupies not more than twenty-five percent of the floor space thereof;

B. Involves no sales of merchandise other than that produced on the premises, or merchandise directly related to, and incidental to the services offered;

C. Is carried on by the members of the family occupying the dwelling with no other person employed;

D. Does not entail the conversion of a room into a salesroom;

E. Produces no evidence of its existence beyond the dwellings (except unlighted signs of not more than one square foot) such as noise, smoke, odors, vibration, etc.;

F. Does not generate pedestrian or vehicular traffic beyond that normal in the neighborhood in which located;

G. Clinics, hospitals, antique shops, tea rooms, eating establishments, specialty bakeries, barbershops (exceeding more than one operator), beauty shops (exceeding more than one operator), animal hospitals, and commercial wood-working or repair shops, shall not be deemed to be home occupations. (Ord. 83-03(part))

21.04.340 Hotel. "Hotel" means any building or portion thereof containing six or more guest rooms used, designed, or intended to be used, let or hired out to be occupied, or which are occupied by six or more individuals for compensation, whether the compensation be paid directly or indirectly. (Ord. 83-03(part))

21.04.350 House court. For "house court," see "dwelling group," Section 21.04.220. (Ord. 83-03(part))

21.04.360 Household pets. "Household pets" shall be limited to dogs (*canis familiaris*), cats (*felis catus*) and animals whose normal place of abode is within the dwelling unit, such as caged birds, caged rodents, and fish, reptiles, and amphibia confined to aquaria and terraria. (Ord. 83-03(part))

21.04.370 Industry. "Industry" means the manufacture, fabrication, reduction or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form or character thereof, including, in addition, the following: bottling works, building materials or contractors' yards, cleaning and dyeing establishments, creameries, junkyards, wrecking yards, laundries, lumber yards, milk bottling or distributing stations, stockyards, storage elevators, truck storage, service or repair, warehouses and wholesale storage. (Ord. 83-03(part))

21.04.380 Junk. "Junk" means any worn out, cast off, or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use. Any article or material which, unaltered or unchanged and without further reconditioning can be used for its original purpose as readily as when new shall not be considered as "junk." (Ord. 83-03(part))

21.04.390 Junkyard. "Junkyard" means the use of more than two hundred square feet of the area of any lot for the storage or keeping of junk, including scrap metals or other scrap materials or inoperable vehicles. (Ord. 83-03 (part))

21.04.397 Lateral access, coastal zone. "Coastal zone lateral access" means access for public use along and parallel to the shoreline generally located between the mean high tide line and the first line of vegetation or the crest of the paralleling bluff. (Ord. 83-03(part))

21.04.400 Livestock farming. "Livestock farming" means dairying, ranching or the keeping of large livestock, except fowl. (Ord. 83-03(part))

21.04.406 Lodging, house or guest. "Lodging house" or "guest lodging" are synonymous and mean any building or portion thereof containing not more than five guest rooms which are used by not more than five guests where rent is paid in money, goods, labor or otherwise. (Ord. 83-03 (part))

21.04.410 Loading space. "Loading space" means an off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access. (Ord. 83-03 (part))

21.04.420 Lot. "Lot" means land occupied or unoccupied, which may be occupied by a building and its accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as are required under the provisions of Chapters 21.02 through 21.60 having not less than the minimum area required by Chapters 21.02 through 21.60 for a building site in the district in which such lot is situated, and having access to a public road. Also refer to Section 21.46.080 regarding existing lots. (Ord. 83-03(part))

21.04 430 Lot area. "Lot area" means the total horizontal area included within lot lines. (Ord. 83-03(part))

21.04.440 Lot, corner. "Corner lot" means a lot situated at the intersection of two or more streets, or bounded on two or more adjacent sides of street lines. (Ord. 83-03 (part))

21.04.450 Lot depth. "Lot depth" means the average distance from the street line of the lot to its rear line measured in the general direction of the side lines of the lot. (Ord. 83-03 (part))

21.04.460 Lot frontage. "Lot frontage" means the dimension of a lot or portion of a lot abutting on a street, except the side of a corner lot. (Ord. 83-03 (part))

21.04.470 Lot, interior. "Interior lot" means a lot other than a corner lot. (Ord. 83-03 (part))

21.04.480 Lot, key. "Key lot" means the first lot to the rear or side of a corner lot, the front line of which is a continuation of the side line of the corner lot, exclusive of the width of any alley, and fronting on the street which intersects or intercepts the street on which the corner lot fronts. (Ord. 83-03 (part))

21.04.490 Lot lines. "Lot lines" means the lines bounding a lot as defined in this chapter. (Ord. 83-03 (part))

21.04.500 Lot line, front. "Front lot line" means, in the case of an interior lot, a line separating the lot from the street. In the case of a corner lot, the front lot line shall be the line separating the narrowest street frontage of the lot line from the street. (Ord. 83-03 (part))

21.04.510 Lot line, rear. "Rear lot line" means, ordinarily, that line of a lot which is generally opposite the lot line along the frontage of the lot. In cases in which this definition is not applicable, the planning commission shall designate the rear lot line. (Ord. 83-03 (part))

21.04.520 Lot line, side. "Side lot line" means any lot line not a front line or rear lot line. (Ord. 83-03 (part))

21.04.530 Mining and mineral extraction. "Mining and mineral extraction" means those activities regulated by Chapter 7.36, "Surface Mining and Quarries." Within the California Coastal Zone mineral extraction is the mining of clay, sand, gravel and rock. (Ord. 83-03 (part))

21.04.540 Mobilehome. "Mobilehome" means a structure transportable in one or more sections, designed and equipped to contain a single-family dwelling unit to be used with or without a foundation system. A "mobilehome" does not include a recreational vehicle, commercial coach (both as defined in Title 25) or factory-built housing (as defined in the Health and Safety Code). (Ord. 83-03 (part))

21.04.550 Mobilehome park. "Mobilehome park" means any area or tract of land where one or more mobilehome lots are rented or leased or held out for rent or lease to accommodate mobilehomes used for dwelling purposes. The rental paid for any such mobilehome shall be deemed to include rental for the lot it occupies. A mobilehome park may contain a separate designated section to be held out for rent or lease to owners or users of recreational vehicles used for travel or recreational purposes. (Ord. 83-03 (part))

21.04.560 Motel. "Motel" means a building or group of buildings containing six guest rooms and/or apartments or more, which group is designed, intended and/or used primarily for the accommodation of automobile travelers for compensation whether paid directly or indirectly, including, but not limited to, buildings designated as automobile courts, auto cabins and motor lodges. (Ord. 83-03 (part))

21.04.570 Mutual water company. "Mutual water company" means any corporation, including a nonprofit corporation, organized for or engaged in the business of developing, distributing, supplying or delivering water for irrigation, commercial or domestic use or both, and not operated as a public utility. (Ord. 83-03 (part))

21.04.580 Native wooded habitat. "Native wooded habitat" means a place or area where vegetation, particularly trees, are indigenous to the site without cultivation. (Ord. 83-03 (part))

21.04.590 Nonconforming use. "Nonconforming use" means a building or land occupied by a use that does not conform to the regulations for the district in which it is situated. (Ord. 83-03 (part))

21.04.600 Nuisance. "Nuisance" means anything that by its use or by its permitted existence works annoyance, harm, inconvenience or damage to another. (Ord. 83-03 (part))

21.04.610 One ownership. "One ownership" means ownership or property by a person or persons, firm, corporation or partnership, individually, jointly, in common or in any other manner whereby such property is under single or unified control. "Owner" means the person, firm, corporation



or partnership exercising "one ownership" as defined in this section. (Ord. 83-03 (part))

21.04.620 Outdoor advertising sign. "Outdoor advertising sign" means any card, cloth, paper, metal, painted, glass, wooden, plaster, stone, or other sign of any kind or character whatsoever placed for outdoor advertising purposes on the ground or on any tree, wall, bush, rock, post, fence, building, structure or thing whatsoever. "Placed," as used in the definition of "outdoor advertising sign," includes erecting, constructing, posting, painting, printing, tacking, nailing, gluing, sticking, carving or otherwise fastening, affixing or making visible in any manner whatsoever. (Ord. 83-03 (part))

21.04.630 Outdoor advertising structure. "Outdoor advertising structure" means any structure of any kind of character erected or maintained for outdoor advertising purposes upon which any outdoor advertising sign may be placed, including also outdoor advertising statuary. (Ord. 83-03 (part))

21.04.636 Passive recreational use, coastal access. "Coastal access passive recreational use" means the public right to conduct activities normally associated with beach use (e.g. walking, swimming, jogging, sunbathing, fishing, surfing) but not including organized sports, campfires, or vehicular access other than for emergency, maintenance, woodgathering or commercial fishing. (Ord. 83-03 (part))

21.04.640 Professional office. "Professional office" means an establishment for professional, executive and administrative offices, including those of accountants, lawyers, physicians, dentists, architects, engineers, drafting offices, insurance agents, real estate agents, and other occupations which are of similar character to those enumerated, but not including barbers, beauty parlors, cosmetologists, or other service establishments and building trade contractors. (Ord. 83-03 (part))

21.04.650 Public sewage disposal system. "Public sewage disposal system" means a sewage disposal system for domestic or commercial use owned and operated by a political jurisdiction. (Ord. 83-03 (part))

21.04.660 Public use. "Public use" means a use operated by a governmental agency, public agency or public utility, which has the purpose of serving the public health, safety, convenience or general welfare, and including, but not limited to such uses as schools, parks, playgrounds, educational, recreational and social facilities, libraries,

museums, firehouses, courthouses, hospitals and administrative service facilities and power generation or distribution plants. (Ord. 83-03(part))

21.04.670 Public water supply. "Public water supply" means a supply of water for domestic or commercial use furnished or to be furnished from waterworks owned and operated by a political jurisdiction. (Ord. 83-03(part))

21.04.680 Quasi-public use. "Quasi-public use" means a use operated by a private nonprofit educational, religious, recreational, charitable, fraternal, or medical institution, association, or organization, and including, but not limited to such uses as churches, private schools, universities, community recreational, educational and social facilities, meeting halls, private hospitals and the like. (Ord. 83-03 (part))

21.04.690 Recreational vehicle. "Recreational vehicle" means a motorhome, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreation or emergency occupancy, which is eight feet or less in overall width and forty feet or less in overall length, or a bus conversion for human habitation.

The planning department, by letter, may allow a recreational vehicle to be placed on a construction site while a home is under construction for a period of six months. Extensions of time may be granted by the planning commission. (Ord. 83-03(part))

21.04.700 Recreational vehicle park. "Recreational vehicle park" means any area or tract of land where one or more lots are rented or leased or held out for rent or lease to owners or users of recreational vehicles which are occupied for temporary purposes or seasonal use. A recreational vehicle park may allow the use of tents or other temporary camping facilities either in place of a recreational vehicle or in a separate designated area within its confines. (Ord. 83-03(part))

21.04.710 Residence, one-family. "One-family residence" means a building designed for and/or occupied exclusively by one family. (Ord. 83-03(part))

21.04.720 Residence, two-family. "Two-family residence" means a building designed for and/or occupied exclusively by two families living independently of each other. (Ord. 83-03(part))

21.04.723 Resource conservation area. "Resource conservation area" means an area which is a wetland, farmed

wetland, riparian vegetation, estuary and/or coastal sand dune area as designated by the General Plan Coastal Element. (Ord. 83-03(part))

21.04.726 Riparian vegetation. "Riparian vegetation" means the plant cover normally found along freshwater resources including rivers, streams, creeks and sloughs. Riparian vegetation requires or tolerates a higher level of soil moisture than upland vegetation and is usually characterized by dense growths of trees and shrubs. (Ord. 83-03(part))

21.04.727 Sand dunes, coastal. "Coastal sand dunes" means ridges of sand created by wind deposited materials carried from ocean beaches. An active dune is one in the process of gaining or losing sand; such a mobile dune is commonly unvegetated or covered with sparse grasses and low-growing succulents. Stabilized dunes are usually covered by woody vegetation such as the beach pine. (Ord. 83-03(part))

21.04.730 Saw mill. "Saw mill" means any structure and land used for the manufacture or remanufacture of lumber from saw logs by the use of power equipment. (Ord. 83-03(part))

21.04.740 Setback. "Setback" means a line parallel to the road centerline and a specified distance therefrom normal to the centerline. (Ord. 83-03(part))

21.04.750 Small livestock farming. "Small livestock farming" means the raising and/or keeping of more than twelve chicken hens, or similar fowl and/or twelve rabbits or similar animals or the keeping of any roosters, quacking ducks, geese, guinea fowl, pea fowl, goats, sheep, or similar livestock provided that "small livestock farming," as used in Chapters 21.01 through 21.60 shall not include hog farming, dairying or the raising and/or keeping of horses, mules, or similar livestock as determined by the planning commission (see Section 21.46.110). (Ord. 83-03(part))

21.04.760 Stable, private. "Private stable" means an accessory building where not more than one horse per twenty thousand square feet of property is kept for the use of owner and guests. (Ord. 83-03(part))

21.04.770 Stable, public. "Public stable" means a stable other than a private stable for the commercial rental and boarding of horses. (Ord. 83-03(part))

21.04.780 Story. "Story" means that portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. (Ord. 83-03(part))

21.04.790 Story, half. "Half story" means a story with at least one exterior side meeting a sloping roof not more than two feet above the floor of such story. (Ord. 83-03(part))

21.04.800 Street. "Street" means a public or private thoroughfare which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare except an alley as defined in Section 21.04.040. (Ord. 83-03(part))

21.04.810 Street line. "Street line" means the boundary between a street and abutting property. (Ord. 83-03(part))

21.04.820 Structure. "Structure" means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, including, but not limited to, any building road pipe flume, conduit, siphon, aqueduct, telephone line and electrical power transmission and distribution line. (Ord. 83-03(part))

21.04.830 Structural alterations. "Structural alterations" means any change in the supporting members of a building, such as bearing walls, columns, beams or girders. (Ord. 83-03(part))

21.04.835 Subdivision. "Subdivision" means the division of any unit or units of improved or unimproved land as regulated by the State Subdivision Map Act. (Ord. 83-03(part))

21.04.840 Use. "Use" means the purpose for which land or premises or a building thereon is designed, arranged or intended, or for which it is or may be occupied or maintained. (Ord. 83-03(part))

21.04.850 Use, accessory. "Accessory use" means a use customarily incidental and accessory to the principal use of a lot or a building located on the same lot as the accessory use. (Ord. 83-03(part))

21.04.855 Vertical access, coastal zone. "Coastal zone vertical access" means access for public use to and from the shoreline (or Coastal Zone lateral access) to the first public road inland. (Ord. 83-03(part))

21.04.856 Wetland. "Wetland" means lands which may be covered periodically or permanently with shallow water and includes saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, bogs and fens. (Ord. 83-03(part))

21.04.860 Wrecking yard. "Wrecking yard" means the use of more than two hundred square feet of the area of any lot for the dismantling or wrecking of automobiles or other vehicles or machinery. (Ord. 83-03(part))

21.04.870 Yard. "Yard" means an open space other than a court on the same lot with a building, which open space is unoccupied and unobstructed from the ground upward, except as otherwise provided in Section 21.46.090. In measuring a yard, as hereinafter provided, the line of a building means a line parallel to the nearest lot line drawn through the point of a dwelling group or building nearest to such lot line, exclusive of the respective architectural features enumerated in Section 21.46.090 which are not to be considered in measuring the yard dimensions, and which the respective architectural features are defined as being permitted to extend into any front, side or rear yard, respectively; and the measurement shall be taken from the line of the building to the nearest lot line; provided, however, that if any official plan line has been established for the street on which the lot faces or if any future width line is specified therefor by the provisions of Chapters 21.02 through 21.60, then such measurements shall be taken from such official plan line or such future width line to the nearest line of the building. (Ord. 83-03(part))

21.04.880 Yard, front. "Front yard" means a yard extending across the front of the lot between the side property lines, and lying between the front line of the lot and the nearest line of the building. (Ord. 83-03(part))

21.04.890 Yard, rear. "Rear yard" means a yard extending across the full width of the lot and lying between the rear line of the lot and nearest line of the building. (Ord. 83-03(part))

21.04.900 Yard, side. "Side yard" means a yard between the side line of the lot and the nearest line of the building and extending from the front line of the building to the rear yard. (Ord. 83-03(part))

Chapter 21.06DISTRICTSSections:

- 21.06.010 Designation.
- 21.06.020 Establishment.
- 21.06.030 Boundary uncertainty--Determination.
- 21.06.040 Regulations to govern uses.
- 21.06.050 Zoning maps on file.

21.06.010 Designation. The several classes of districts provided and into which the county may be divided are designated as follows:

AE	Districts	Agriculture Exclusive District
A	Districts	Agriculture General District
AI	Districts	Agriculture Industrial District
RCA1	Districts	General Resource Conservation Area District
RCA2	Districts	Designated Resource Conservation Area District
TPZ	Districts	Timberland Preserve Zone District
CT	Districts	Coastal Timber District
RR-1	Districts	Rural Residential District
RRA	Districts	Rural Residential Agriculture District
R-1	Districts	One-Family Residence District
MHP	Districts	Mobilehome Park District
R-2	Districts	Low Density Multiple-Family Residence District
R-3	Districts	High Density Multiple-Family Residence District
PC	Districts	Planned Community District
C-1	Districts	Neighborhood Commercial District
C-2	Districts	Light Commercial District
C-3	Districts	Central Business District
C-R	Districts	Commercial Recreation District
C-4	Districts	General Commercial District
M	Districts	Manufacturing and Industrial District
MP	Districts	Manufacturing and Industrial Performance District
PF	Districts	Public Facilities District
B	Districts	B Combining District
C	Districts	C Combining District
D	Districts	D Combining District
FP1	Districts	Flood Zone Area-Combining District
FP2	Districts	Flood Overflow Area-Combining District
FP3	Districts	Protected Area Within Flood Zones-Combining District

